

TRANSFER
TAX
PAID

41-3

TRUSTEE'S DEED

Know All Men By These Presents

020364

That Garrel R. Craig and Gloria S. Craig, Trustees of Kennebec Realty Trust, a Trust established by Declaration of Trust dated May 1, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3680, Page 32, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by J. Robert Connor, Trustee of the Meredith L. Connor Irrevocable Trust under Trust Agreement dated June 1992 and having a mailing address of 12 Brook Street, Wellesley, MA 02181-6601, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said J. Robert Connor, Trustee of the Meredith L. Connor Irrevocable Trust, its successors and assigns forever;

A certain lot or parcel of land situated on the southerly side of Kennedy Memorial Drive in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod found on the southerly sideline of Kennedy Memorial Drive at the northeasterly corner of land now or formerly of Wal-Mart Stores, Inc. as described in Deed Book 4259, Page 282;

Thence, S 33°56'15" W by Wal-Mart Stores, Inc. 261.00 feet to a 5/8" iron rod found;

Thence S 56°03'45" E by Wal-Mart Stores, Inc. 198.00 feet to a 5/8" iron rod found and Washington Street Extension;

Thence, the following courses by Washington Street Extension:

N 39°01'35" E a distance of 46.26 feet;

Northeasterly and Northerly by a curve to the left having a radius of 260.00 feet an arc distance of 140.67 feet;

N 09°01'35" E a distance of 132.73 feet;

N 36°58'25" W a distance of 21.21 feet to Kennedy Memorial Drive;

Thence, N 81°58'25" W by Kennedy Memorial Drive 110.00 feet to the point of beginning.

Said parcel contains 1.195 acres. All bearings are based on the Maine State Grid West Zone.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said J. Robert Connor, Trustee of the Meredith L. Connor Irrevocable Trust, its successors and assigns, to it and its use and behoof forever.

AND WE, the said Garrel R. Craig and Gloria S. Craig in our capacity as Trustees as aforesaid, do hereby covenant with the said J. Robert Connor, as Trustee of the Meredith L. Connor Irrevocable Trust, that we are the duly appointed Trustees under the May 1, 1989 Declaration of Trust; that we have the power under the Declaration of Trust to sell and convey as aforesaid and that in making this conveyance we have in all respects acted in pursuance of the authority granted in and by said Declaration of Trust.

IN WITNESS WHEREOF, we the said Garrel R. Craig and Gloria S. Craig, as Trustees of Kennebec Realty Trust have hereunto set our hands and seals this 17th day of Aug., 1995.

Signed, Sealed and Delivered
in the presence of:

Kennebec Realty Trust

Garrel R. Craig
Gloria S. Craig

By: *Garrel R. Craig*, Co-Trustee
By: *Gloria S. Craig*, Co-Trustee

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STATE OF Maine
COUNTY OF KennebecDated: 17 Aug, 1995

Personally appeared the above named Garrel R. Craig and Gloria S. Craig, as Trustees of Kennebec Realty Trust and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of Kennebec Realty Trust.

Before me,

Gerald A. Tomolski
Notary Public
Print Name Gerald A. Tomolski
Gerald Tomolski
My Commission Expires
24 June 2001



RECEIVED KENNEBEC SS.

95 SEP -1 AM 9:00

ATTEST: Thomas R. Brown
REGISTER OF DEEDS